

1. COMPONENT MARINE CORPS		FY 2005 MILITARY CONSTRUCTION PROJECT DATA			2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS AIR GROUND COMBAT CENTER, TWENTYNINE PALMS, CA			4. PROJECT TITLE TWENTYNINE PALMS PUBLIC PRIVATE VENTURE		
5. PROGRAM ELEMENT	6. CATEGORY CODE 711	7. PROJECT NUMBER TP-H-0501		8. PROJECT COST (\$000) \$25,702	
9. COST ESTIMATES					
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)	
WHOLEHOUSE IMPROVEMENT	EA	1704	15,083	25,702	
Area Cost Factor 1.32					
10. DESCRIPTION OF PROPOSED CONSTRUCTION Funds for this project will support the privatization of 1,704 homes at Marine Corps Air Ground Combat Center Twentynine Palms, CA. This project eliminates 1,027 of 1,027 total inadequate units at Marine Corps Air Ground Combat Center Twentynine Palms, CA.					
11. REQUIREMENT: <u>PROJECT:</u> This project represents the Public Private Venture (PPV) which will privatize Twentynine Palms family housing. This project phase will replace, renovate, repair or demolish, operate and maintain 1,704 privatized government homes.					
<u>REQUIREMENT:</u> Adequate family housing is needed for married personnel and their families. This project replaces 114 homes in the Marine Palms area, provides for varying degrees of renovation and support to the remaining 1,590 privatized units including demolition of 322 units. This project also provides neighborhood amenities and community recreational facilities, and expanded common open spaces. Recreational facilities include tot lots, jogging paths, and playing courts/fields.					
<u>CURRENT SITUATION:</u> The 114 Marine Palms units were constructed in 1954. Major modifications would be required to bring the existing housing units up to current standards and modification would exceed 75% of the replacement cost. Among the units requiring major renovation: 100 Joshua Heights units were constructed in 1974, 100 Condor Height units were constructed in 1982, 100 Sunflower Terrace and 40 Desert View Terrace units were constructed in 1988, 466 Adobe Flats and 86 Fairway Heights units were constructed from 1998-1990. All these units have significantly deteriorated. The units electrical systems and neighborhood electrical distribution system are in need of upgrades.					

1. COMPONENT MARINE CORPS	FY 2005 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS AIR GROUND TRAINING CENTER TWENTYNINE PALMS, CA		
4. PROJECT TITLE TWENTYNINE PALMS PUBLIC PRIVATE VENTURE		5. PROJECT NUMBER TP-H-0501
<p><u>CURRENT SITUATION (continued):</u> The kitchens are poorly designed and do not meet modern standards. Fire suppression systems are non-existent. Maintenance and utility costs are increasing due to failures in building components and systems. The neighborhoods are deteriorated to the point that quality of life is significantly diminished for military families living in these neighborhoods.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Maintenance and utility costs will continue to increase. Loss of weather tightness will lead to deterioration of interior components and accelerated failure of the facility. Units will have to be taken off-line; resulting in increases to both the housing deficit in the local community and to the cost associated with BAH payments. Military members will be forced to choose between involuntary separations from their families, or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Marine Corps. Retention of quality personnel will be adversely impacted.</p> <p>Necessary coordination with the school district is in progress.</p>		